

**City of Fort Lauderdale Planning and Zoning Board****STAFF REPORT**

Case #33-R-02

February 18, 2004

<b>Applicant</b>	Marina View LLC – Sunrise Middle River Hotel	
<b>Request</b>	Site Plan Level III Approval of a 90 room suite hotel in the B-1 District	
<b>Location</b>	2025 E. Sunrise Blvd. Shown on the attached location map	
<b>Legal Description</b>	Portion of Gov. Lot 7, Section 36, Township 49 S., Range 42 E., Beginning 910.92' East and 50' North of the S.W. corner of Lot 7 for P.O.B., West 46.08, North 126.38', East 150' to Middle River, South to P.O.B.	
<b>Property Size</b>	17,317 SF 0.39 acres	
<b>Zoning</b>	B-1	
<b>Existing Land Use</b>	Vacant parcel	
<b>Future Land Use Designation</b>	Commercial	
<b>Comprehensive Plan Consistency</b>	Consistent with Future Land Use Element and Permitted Use	
<b>Other Required Approvals</b>	Plat approval (30-P-02) by the Planning and Zoning Board and City Commission	
<b>Applicable ULDR Sections</b>	47-6.20, B-1 Dimensional Requirements 47-23.8 Waterway Use 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility Requirements	
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Proposed</b>
	Front (South)	20'
	Rear (North)	0'
	Side (West)	0'
	Side (East/Water)	20'
<b>Lot Size</b>	None	17,317 SF
<b>Lot Width</b>	None	152.75'
<b>Building Height (Max)</b>	150'	146'
<b>Floor Area</b>	None	5.8
<b>VUA Landscaping</b>	20% or 193 SF	193 SF
<b>Parking</b>	98	104
<b>Applicable ULDR Sections</b>	<ul style="list-style-type: none"> <li>• 47-6.11 Permitted uses in the B-1 District</li> <li>• 47-6.20 Dimensional Requirements for the B-1 District</li> <li>• 47-23.8 Waterway Use</li> <li>• 47-25.2 Adequacy Requirements</li> <li>• 47-25.3 Neighborhood Compatibility Requirements</li> </ul>	
<b>Notification Requirements</b>	Sign notice posted along the street and water frontage.	
<b>Action Required</b>	Site Plan Level III Review Plat approval for 30-P-02	
<b>Project Planner Authorized By</b>	<b>Name and Title</b>	<b>Initials</b>
	Donald L. Morris, AICP, Planner III	
	Chris Barton, RLA, AICP, Principal Planner	
<b>Approved By</b>	Bruce Chatterton, AICP, Planning and Zoning Manager	

**Request:**

This item was deferred from the December 17, 2003 Planning and Zoning meeting. The applicant is requesting Site Plan Level III approval for a 146' high, 90-room suite hotel in the B-1 District.

**Property/Project Description:**

The site is 0.39 acres in size and is located on the north (westbound) side of E. Sunrise Boulevard at the Middle River. To the north of the site is the East Point Towers, a residential condominium development (zoned B-1). There are two, 12-story residential structures, a 2-story community center and two, 2-story parking garages on this site. A drive aisle and perpendicular parking separates the nearest structure from the subject property. To the west is an eight-story office building (zoned B-1). The first two floors of the office building are occupied by a parking garage that abuts the east property line. The remaining six floors are stepped back to the west, away from the subject property. To the east is the Middle River. South of the site, across East Sunrise Blvd., are two-story commercial properties (zoned B-1).

There are no building yard, length or height modifications requested. The proposed 146' high hotel structure is stepped back along the north façade approximately 28' at a height of 56' at the 7<sup>th</sup> floor. The predominant architecture in the area is modern, as is the proposed architecture of the building. The proposed building will have rounded corners, balconies, stainless steel railings, blue and silver metallic panels, and blue tinted glass. The required 20' landscape buffer is provided adjacent to the Middle River (pursuant to Section 47-23.8 Waterway Use). Improvements to the existing dock are also being proposed with this development.

The ground floor of the building will contain the lobby and reception area. The entrance ramps to the parking garage will be on the west end of the building. The 2<sup>nd</sup> through the 6<sup>th</sup> floors will house the parking garage. The 7<sup>th</sup> floor contains a 28' wide sun deck terrace with a pool on the north side of the building, together with hotel suites on the south side of the building. Floors 8 through 16 will contain the remaining hotel suites.

The proposal is to provide only hotel suites with a lobby. No other use is proposed. Section 47-35.1 Definitions, defines hotel suites as an "...area within an establishment licensed as a hotel or motel by the State of Florida, which area provides a sleeping accommodation and kitchen or cooking facilities for the use of one (1) or more transient guests registered under one (1) entry with the establishment." Hotel suites must have a minimum area of 450 SF, have a maid service provided by the establishment, be fully furnished, and be served by a central switchboard telephone system. Establishments that provide hotel suites must provide a minimum of 85 such suites. The applicants have provided 90 hotel suites.

The applicant has also filed for plat approval (33-P-02), which is also scheduled to be heard at this meeting.

### **Parking and Traffic:**

A total of 104 parking spaces are provided in a five level garage, where 90 spaces are required.

Due to an existing raised median, access to the hotel is via a proposed entrance-only curb cut from the westbound lane of E. Sunrise Boulevard at the east end of the property. Vehicles will exit the site to this westbound lane via an exit-only curb cut at the west end of the property. There is an existing traffic signal located on Sunrise at the intersection with NE 20<sup>th</sup> Avenue just west of the proposed exit from this site.

The applicant has provided a traffic study addressing traffic circulation standards and requirements (**Exhibit 1**). The City's traffic consultant Hughes Hughes, Inc. has reviewed the study and the submitted site plan and has recommended the following (**Exhibit 2**):

The applicant's traffic study, as supplemented, indicates that the project will generate approximately 886 weekday trips, including 73 weekday morning peak hour trips, and 69 weekday afternoon peak hour trips. These trips have a relatively circuitous route to the project, given the right-turn-in/right-turn-out only access and the prohibition of u-turns in the immediate vicinity of the project. This situation is somewhat exasperated by the fact that hotel guests are not necessarily familiar with the area, and may experience greater access difficulties than "repeat" drivers associated other land uses.

Based on review of the applicant's site plan and traffic analyses, the following traffic-related development conditions are recommended as a means of resolving remaining issues related to the site's future traffic, access and circulation:

1. To improve pedestrian safety and enhance pedestrian mobility, upgrade the pedestrian signal heads at Sunrise Boulevard/NE 20 Street to replace the "walk/don't walk" indications with countdown indications.
2. To improve pedestrian connectivity across Federal Highway north of Sunrise Boulevard, for this and other projects in the area, recommend a feasible pedestrian crossing across Federal Highway, north of Sunrise Boulevard.
3. To "calm" the project traffic using Bayview Drive to access the project, contribute to the cost of implementing the City-approved traffic-calming plan for Bayview Drive.

### **Adequacy and Neighborhood Compatibility:**

The applicant has provided a narrative regarding how this proposal complies with the Adequacy Requirements (Section 47-25.2) and Neighborhood Compatibility Requirements (Section 47-25.3.A.3.e.i) (**Exhibit 3**). The following reflects staff's review of the applicant's narrative and proposal:

*Developments are required to "...be compatible with and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets".*

In an attempt to mitigate adverse impacts on the residentially used property to the north, the applicant has provided a 15' rear setback, where there is no rear setback normally required. A landscape buffer, consisting of trees and bushes has also been provided within the rear setback area. The southernmost of the two existing residential towers on the site to the north is set back from the Middle River approximately 110 feet with a small paved parking/service area on the southeast corner of that site abutting the subject property for about two thirds of the common boundary.

An alteration of the building mass has been provided at the 7<sup>th</sup> floor. At the 7<sup>th</sup> floor, the building is stepped back 28' to the south, and away from the residentially used property to the north. This alteration of the building mass will be very apparent when viewed from the waterway or from properties across Middle River. The rounded building corners will also help reduce the appearance of mass.

#### **Comprehensive Plan Consistency:**

The proposed hotel is a permitted use in the Commercial land use designation.

#### **Staff Determination:**

Staff finds the proposed site plan in conformity with the Comprehensive Plan and the ULDR.

Should the Board approve the proposed development, staff proposes the following off-site traffic-related conditions:

- a. To improve pedestrian safety and enhance pedestrian mobility, the applicant shall upgrade the pedestrian signal heads at Sunrise Boulevard/NE 20 Street to replace the "walk/don't walk" indications with countdown indicators.
- b. To improve pedestrian connectivity across Federal Highway north of Sunrise Boulevard, for this and other projects in the area, the applicant shall contribute a

proportional share to study a feasible pedestrian crossing across Federal Highway, north of Sunrise Boulevard.

- c. To “calm” the project traffic using Bayview Drive to access the project, the applicant shall contribute a proportional share to the cost of implementing the City-approved traffic-calming plan for Bayview Drive.
  - d. The applicant shall persist with requesting from the FDOT to remove the No U-turn sign at NE 25 Avenue to permit earlier return when heading east on Sunrise Blvd. back to the project.
2. Approval of Plat 30-P-02.
  3. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City’s Building Official.
  4. Final DRC approval.
  5. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.

**Planning and Zoning Board Review Option:**

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

**City of Fort Lauderdale**  
**Building Services Division Construction Debris Mitigation Policy**

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant